

SHELTER HOLDINGS

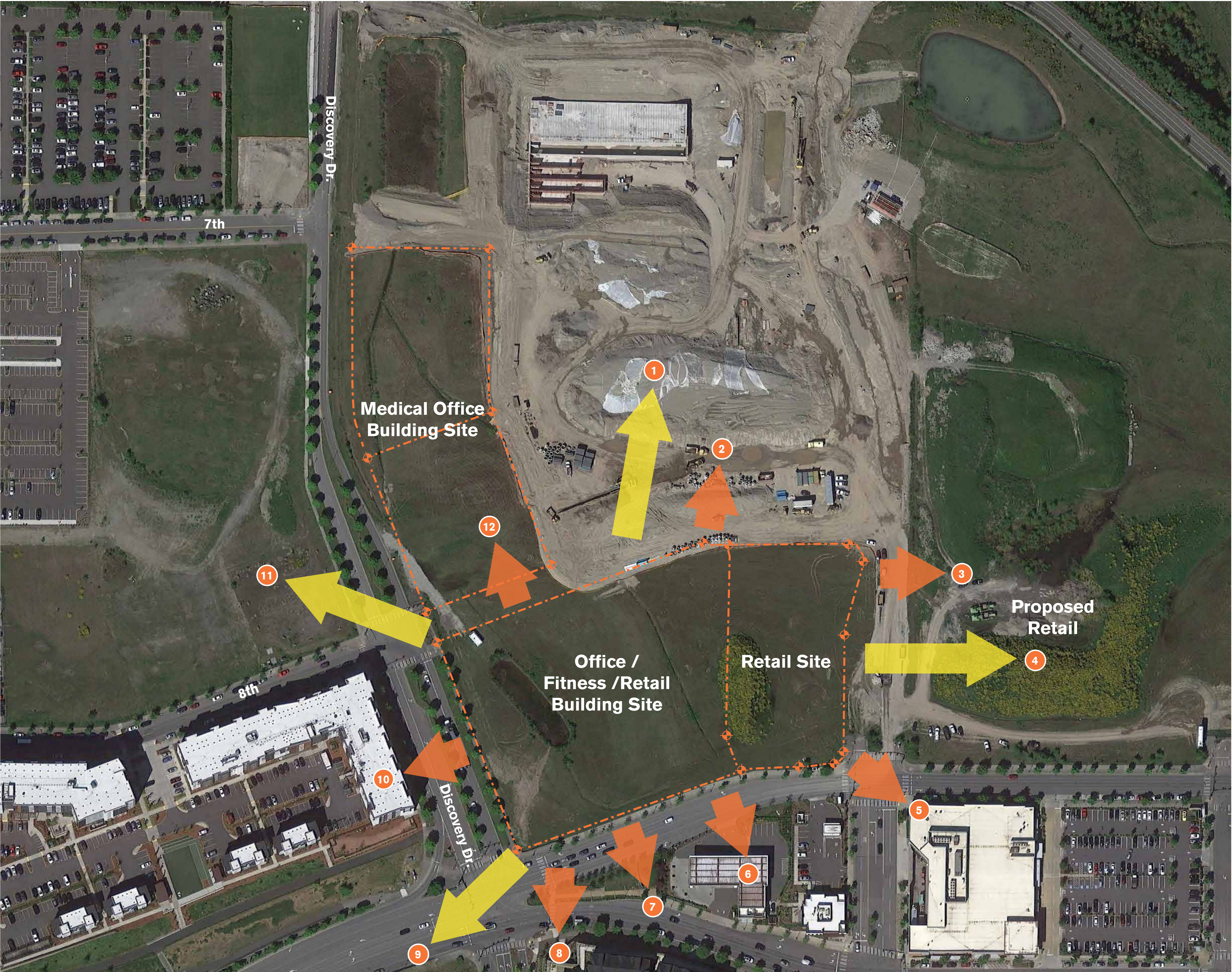
# BLOCK C, OFFICE SDP Pre-Application Submittal

**BLOCK C COMMERCIAL** | 11.8.2017

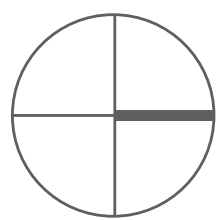


# SITE VIEWS

- 1 Long: Lake Sammamish / Seattle / The Olympics (++)
- 2 Short: Woods (++)
- 3 Short: Swedish surface parking / Long: Cougar Mountain (+)
- 4 Short: 6-story Swedish MOB & Hospital (+)
- 5 Long: Tiger Mountain (+)
- 6 Short: 6-story residential (+)
- 7 Long: 3-story residential / Highlands hills (+)
- 8 Short: Gas station (--)
- 9 Short: Grocery store (-)
- 10 Short: 3-story residential (future) (+)



NOTE: Site propoerty lines are approximate

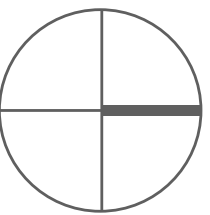




**ONTO SITE**  
 PHOTO VIEWS



NOTE: Site propoerty lines are approximate





# OFF-SITE PHOTO VIEWS



# ONTO SITE PHOTO VIEWS



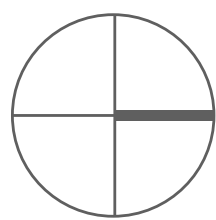


# FROM-SITE PHOTO VIEWS

- N** Looking North along NE Ellis DR
- E** Looking East along 9th Ave. NE from Safeway to Intersection of 8th and 9th
- S** Looking South along Discovery Dr from intersections of 8th to 9th
- W** Looking West along 8th of (future) residential (under construction)



NOTE: Site propoerty lines are approximate





# SITE VIEW: ALONG NE DISCOVERY DRIVE

E



NE ELLIS DRIVE

NE DISCOVERY DRIVE

S



HIGHLANDS DRIVE

NE DISCOVERY DRIVE

8TH AVENUE NE

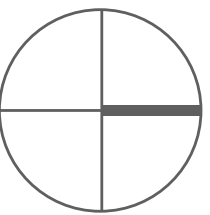


FEATURES:  
NATURAL &  
MAN-MADE

UV = Urban Village Zoning



NOTE: Site property lines are approximate





# SITE ACCESS: OPPORTUNITIES & CONSTRAINTS

## Vehicular Entry/Exits Opportunities:

- 1 West 1: Mid-block aligned with Road D
- 2 West 2: Long block affords multiple locations
- 3 North: Mid-block, west of island
- 4 East: Mid-block off 9th Ave (right in, right out)

## Vehicular Entry/Exits Constraints:

1. Corners
2. Median island along south edge of site at Discovery Drive

## Pedestrian Entry/Exits Opportunities:

Public sidewalks ring the site. Crosswalk locations at all corners and at select locations across from **future** residential development

## Pedestrian Entry/Exits Constraints:

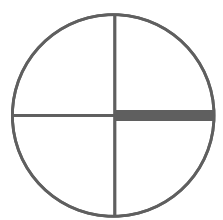
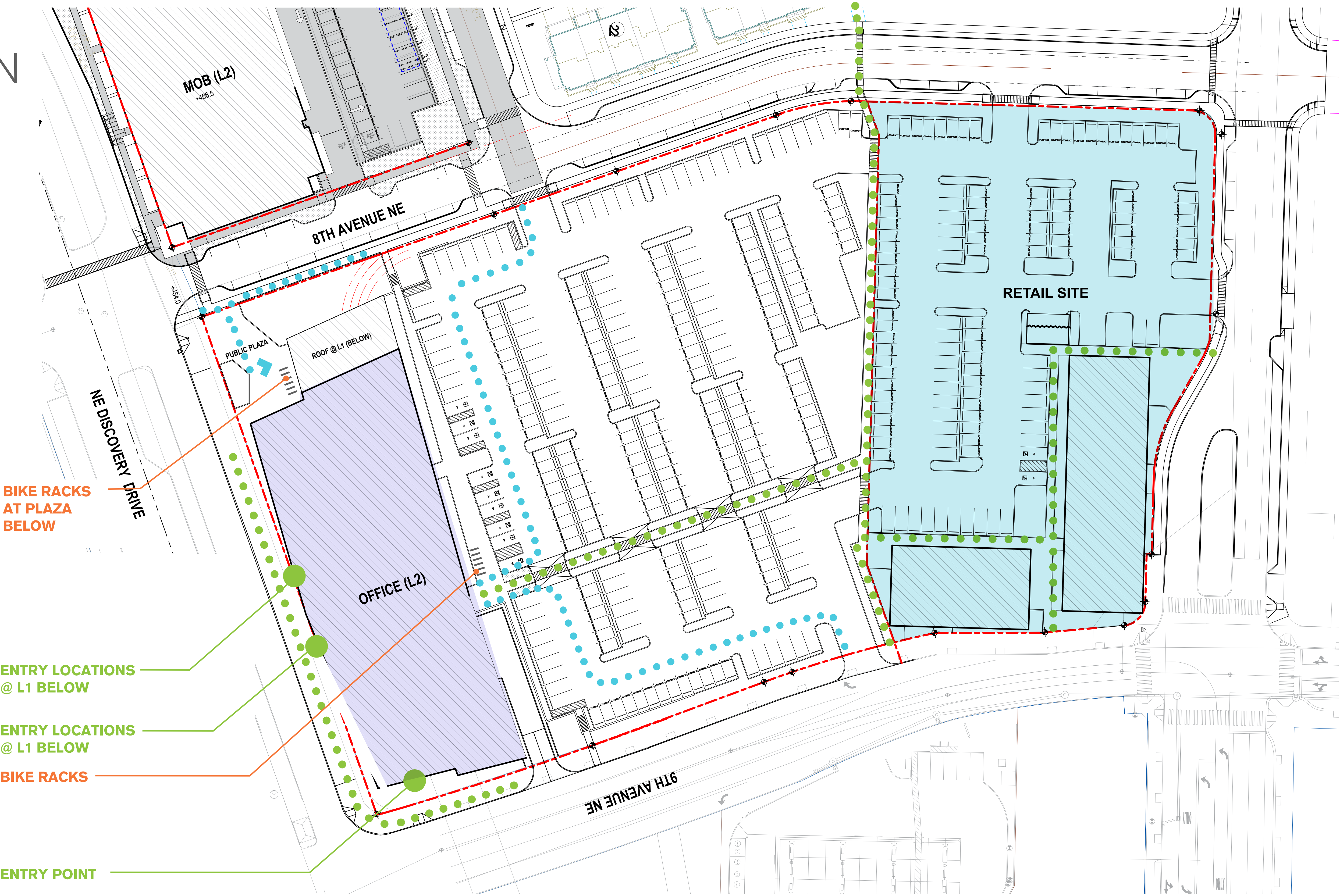
None





# LEVEL 1+2: BIKE & PEDESTRIAN CIRCULATION

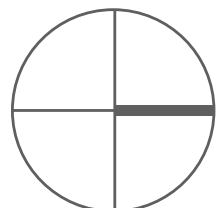
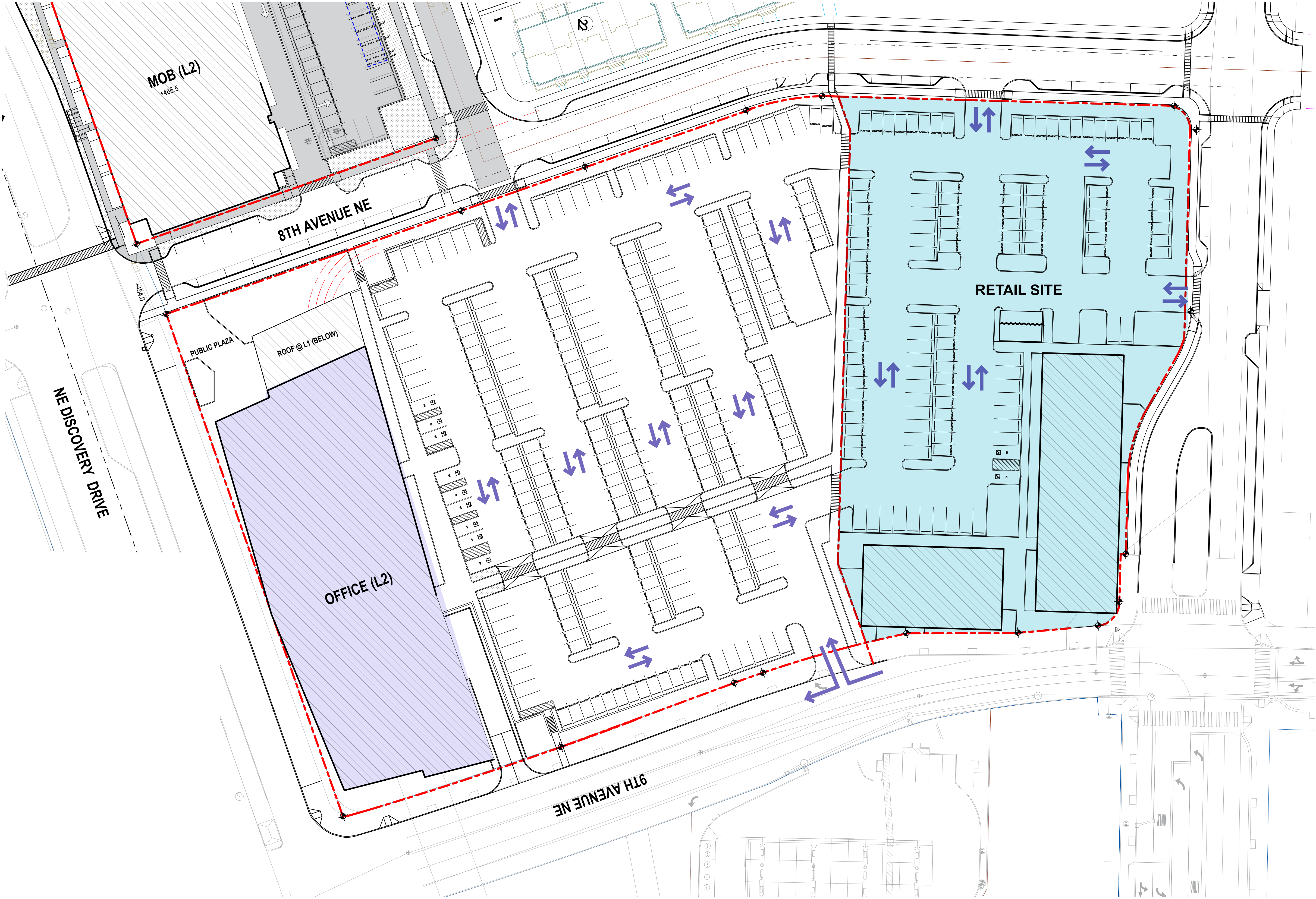
- ● ● ● ● Bike
- ● ● ● ● Pedestrian





LEVEL 2:  
VEHICULAR  
CIRCULATION

- Service Vehicle Direction
- Passenger Vehicle Direction

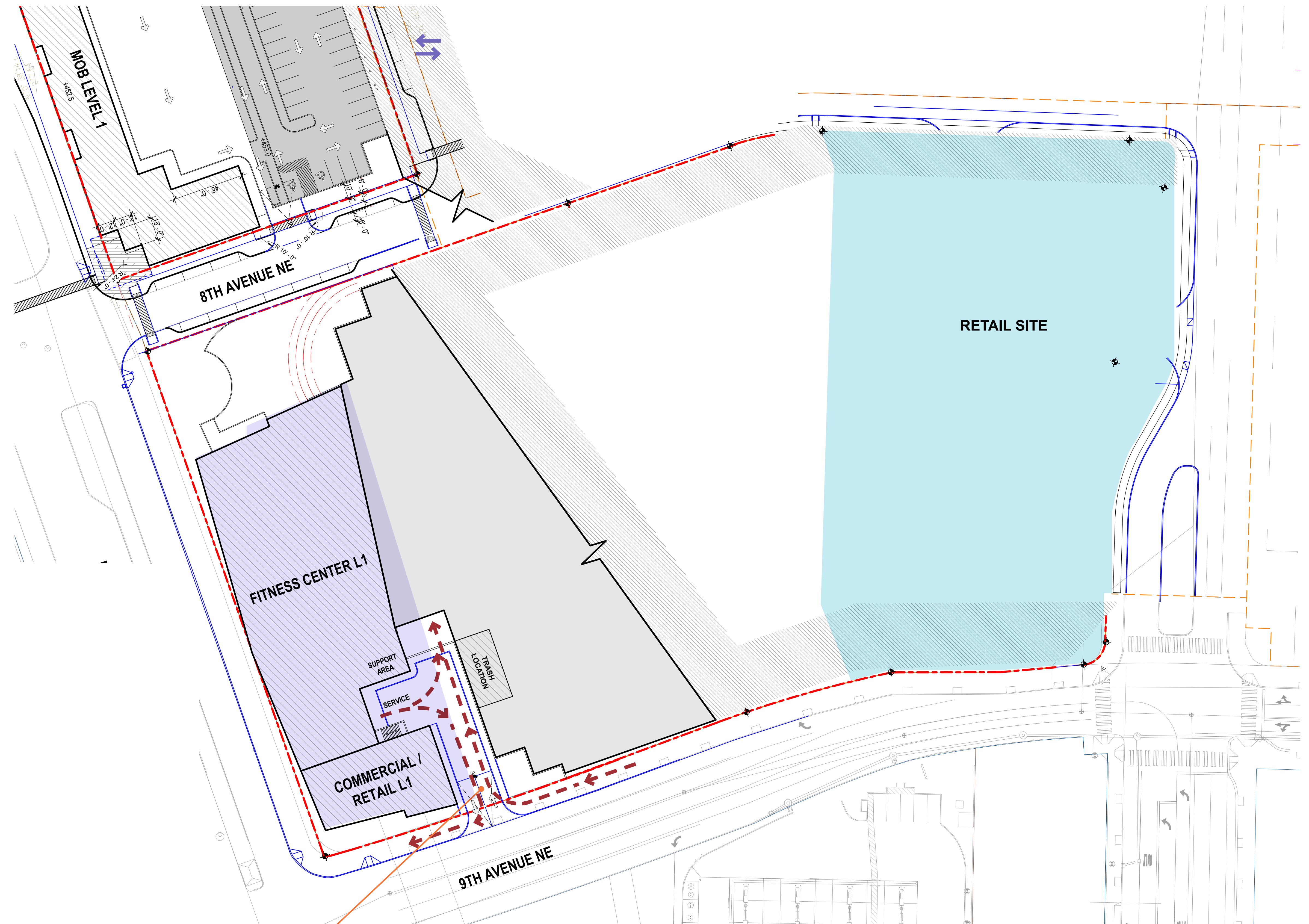




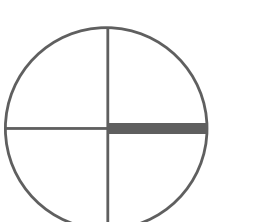
# LEVEL 1: VEHICULAR CIRCULATION

← - - - Service Vehicle  
Direction  
← - - - Passenger  
Vehicle Direction

1. 120,000gsf of office
2. 5,000gsf of retail
3. 18,000gsf of fitness center
4. Results in 16 cu. Yds. of waste/recycling per day
5. Equates to 80 cu. Yds. Per week
6. Presume Two (2) services per week, results in 40 cu. Yds. Per service
7. 20 cu. Yds. of waste and 20 cu. Yds. of recycling
8. Presume 5 – 4 cu. yd. rolling containers for waste
9. Presume 5 – 4 cu. yd. rolling containers for recycling
10. Interior room of 18' by 40'
11. Garbage Truck Access off of 9th Avenue NE through a 14' wide Service Drive at no more than 12% grade
12. Vertical Clearance Height for O.H. Garbage Truck is 21' for overhead placement in truck
13. Roadway grade to not exceed 3% at Dumpster area
14. The garbage truck turning radius is 38' to the outside, 28' on the inside



SERVICE VEHICLES ONLY





# LEVEL 2: PARKING

### Parking Summary

LOT AREA:	154,030 SF
BUILDING AREA:	120,000 SF, Office
	18,000 SF, Fitness
	5,000 SF, Retail
	143,000 SF, Total

### Required Parking

Note A: There will be shared parking with Lot 5, Retail

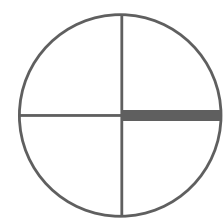
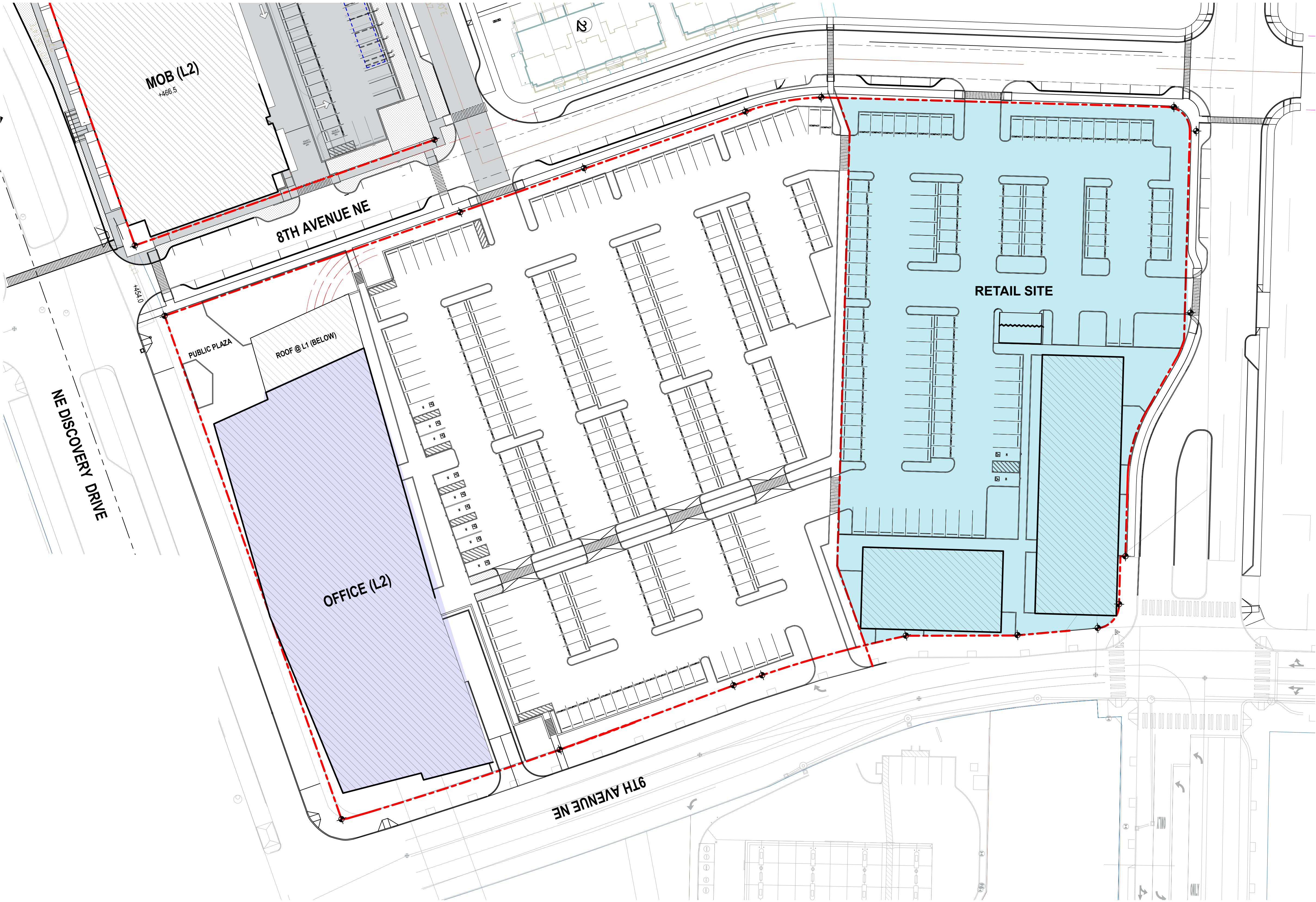
USE	MINIMUM	PROVIDED	MAXIMUM
Office	300	291	600
Fitness	60	0	72
Retail	16	0	25
Subtotal	376	291	697
Lot 5, Retail*	50	130	75
TOTAL	426	421	772

Note B: There will be shared parking with Block B, Retail

\* Approximate parking for Lot 5, Retail

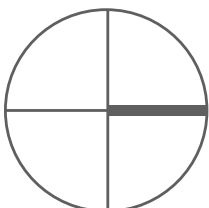
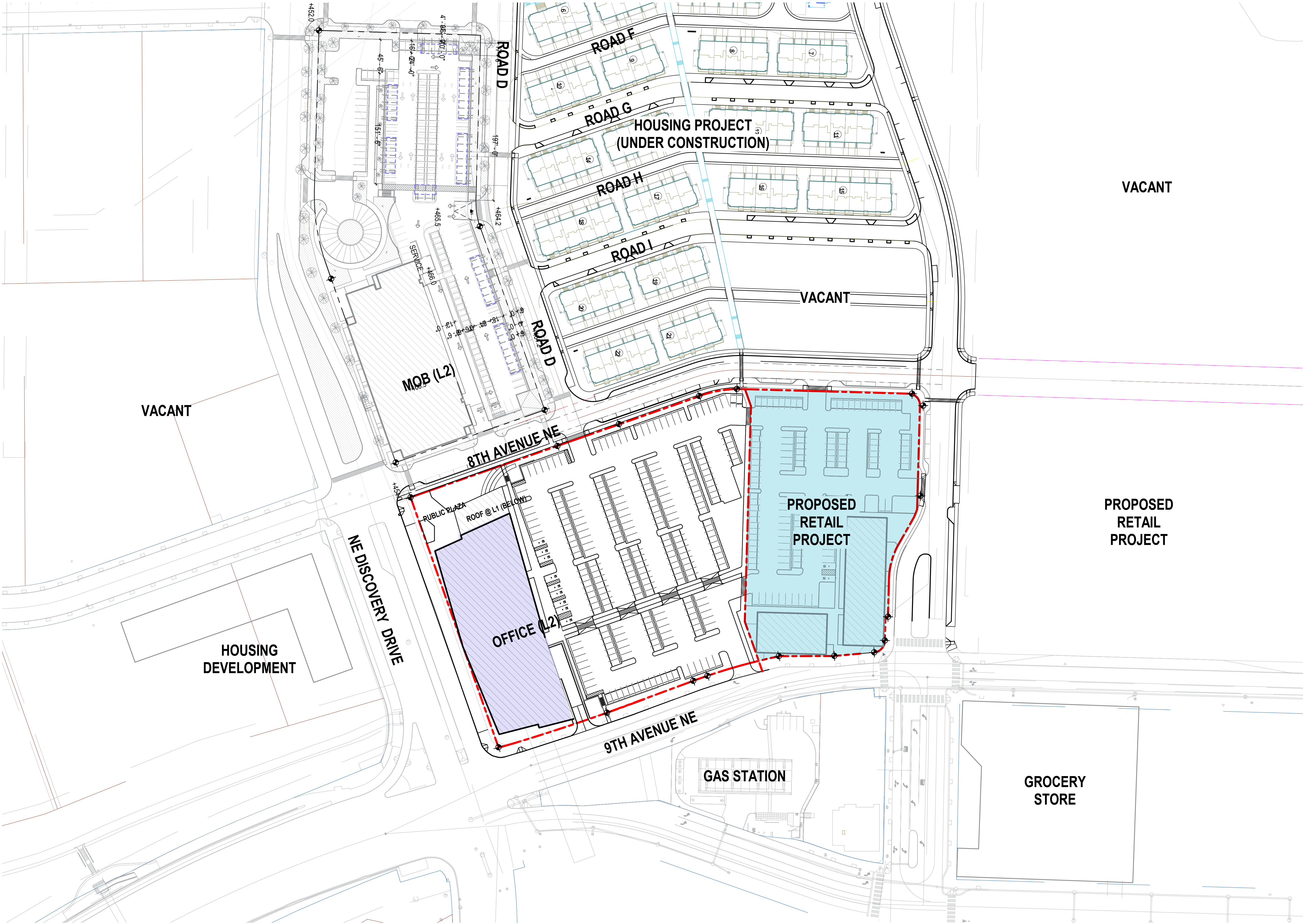
### Provided Parking

Standard	112	41%
Compact	153	59%
Accessible	7	3%
Van Accessible	2	
On Street	17	
TOTAL	291	



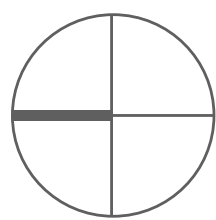


# COMMUNITY CONTEXT



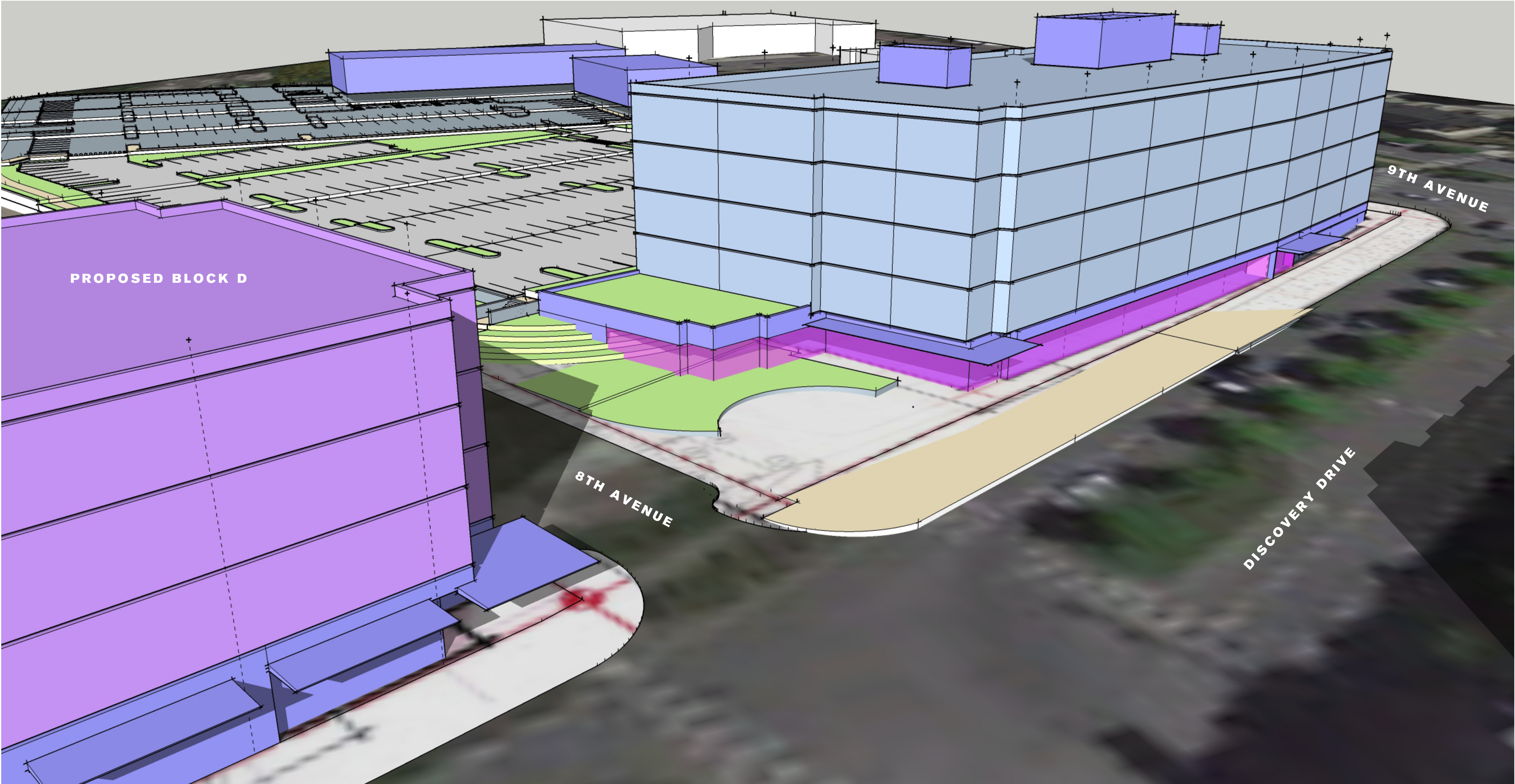


NEIGHBORING CONTEXT:  
LOOKING EAST



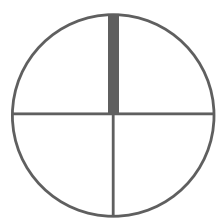


NEIGHBORING CONTEXT:  
LOOKING NORTHEAST



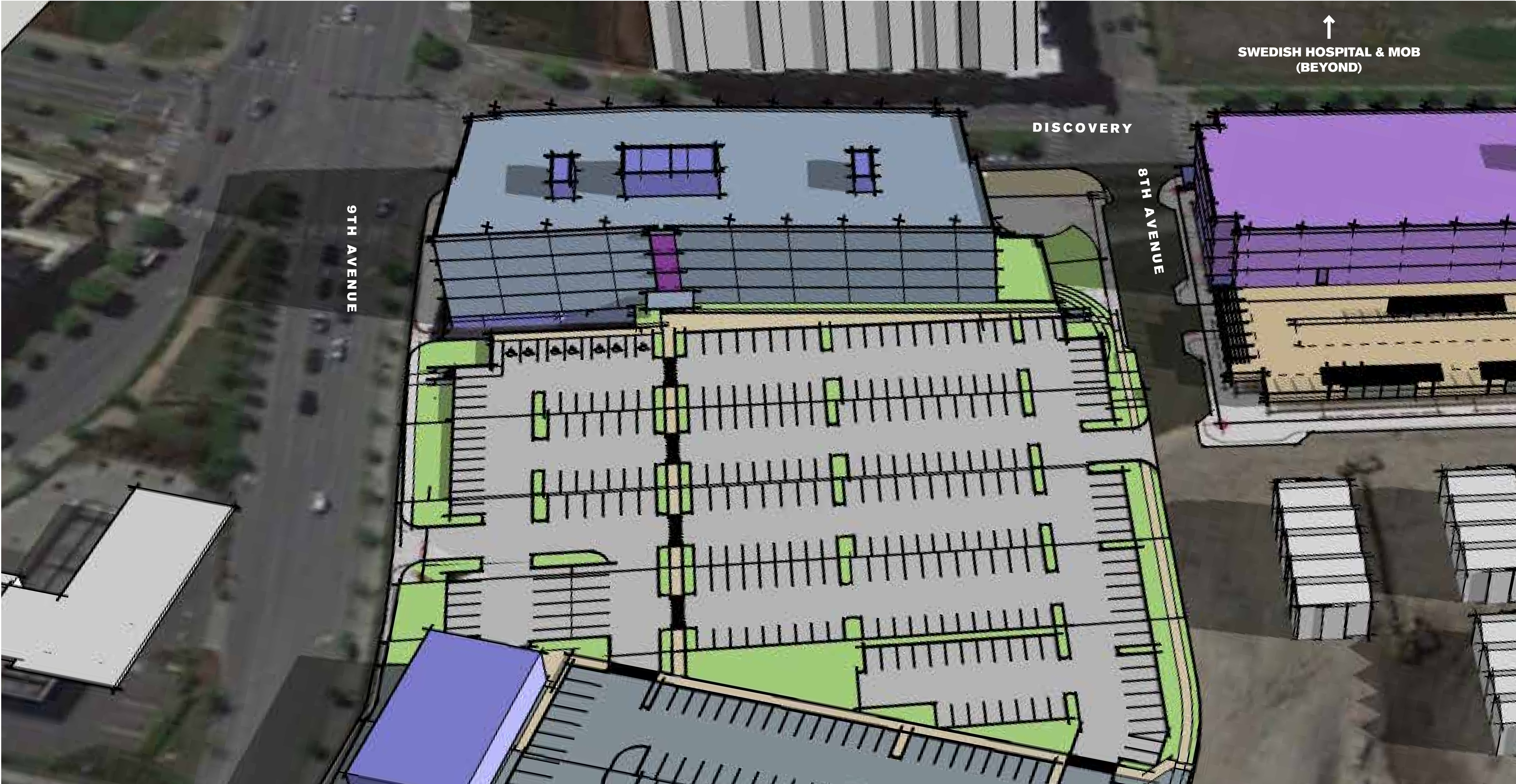


NEIGHBORING CONTEXT:  
LOOKING NORTH



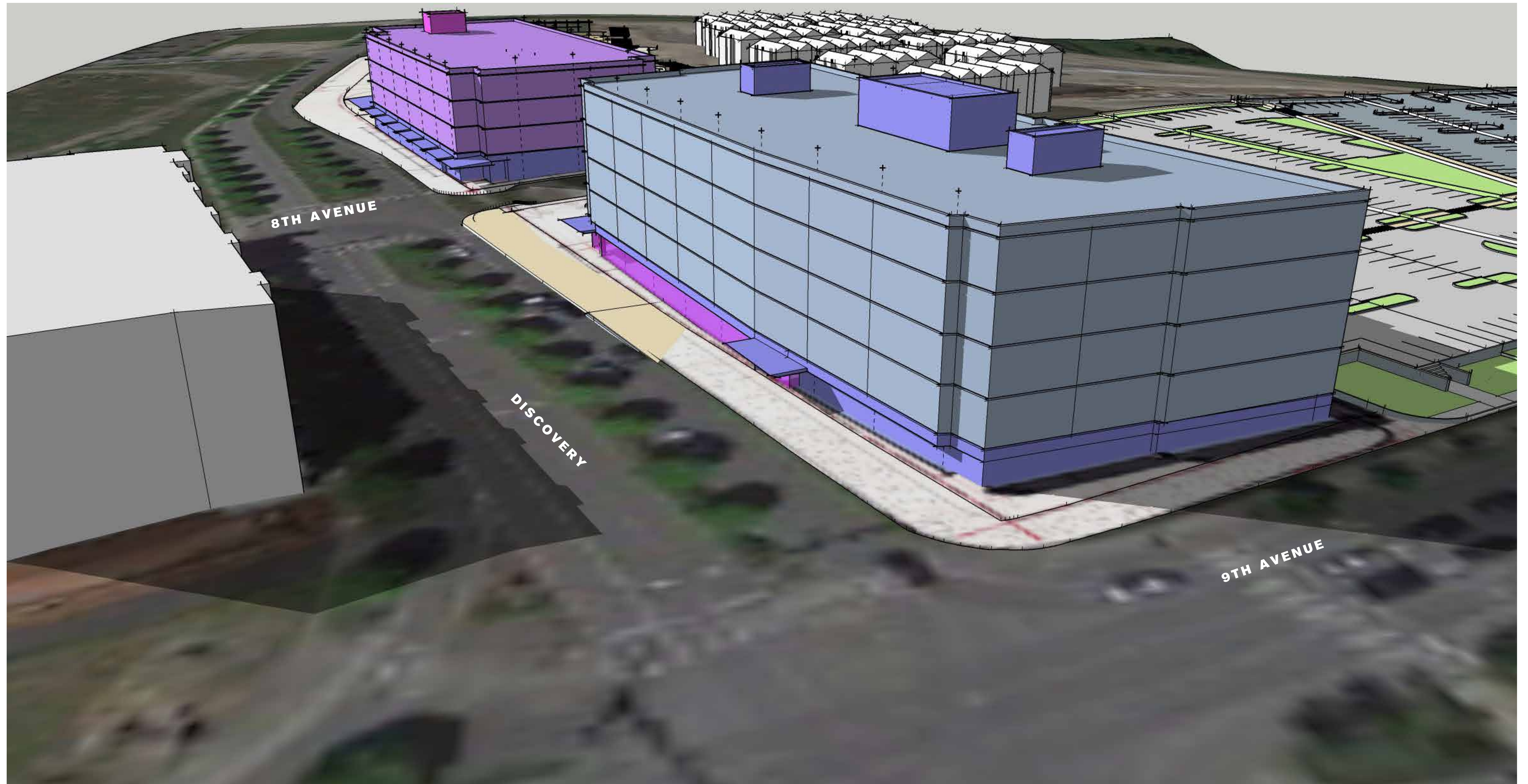


NEIGHBORING CONTEXT:  
LOOKING SOUTHEAST



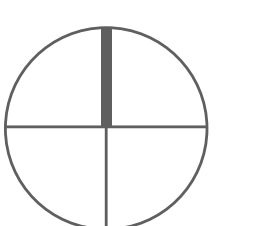
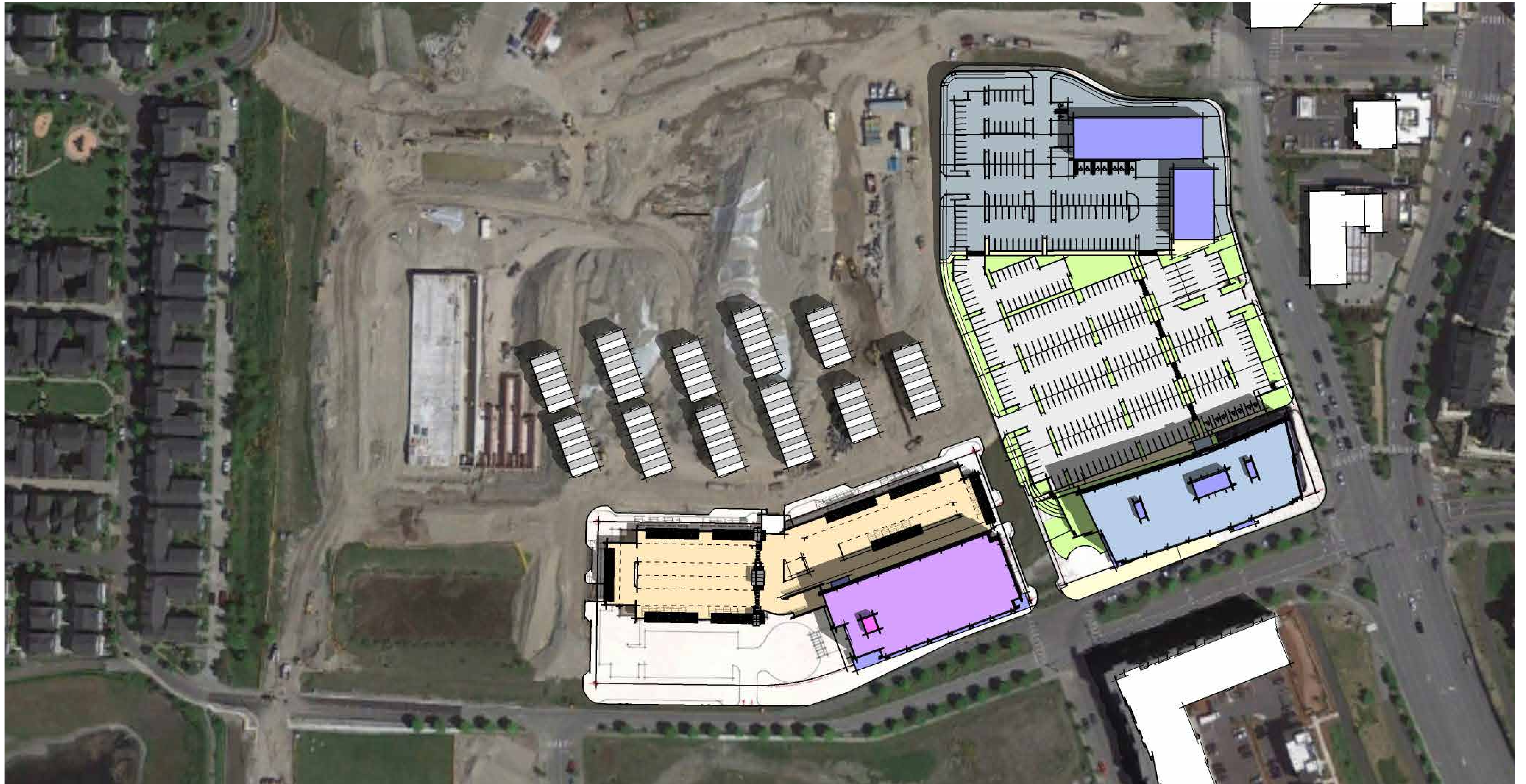


# NEIGHBORING CONTEXT: LOOKING WEST





# NEIGHBORING CONTEXT: AERIAL





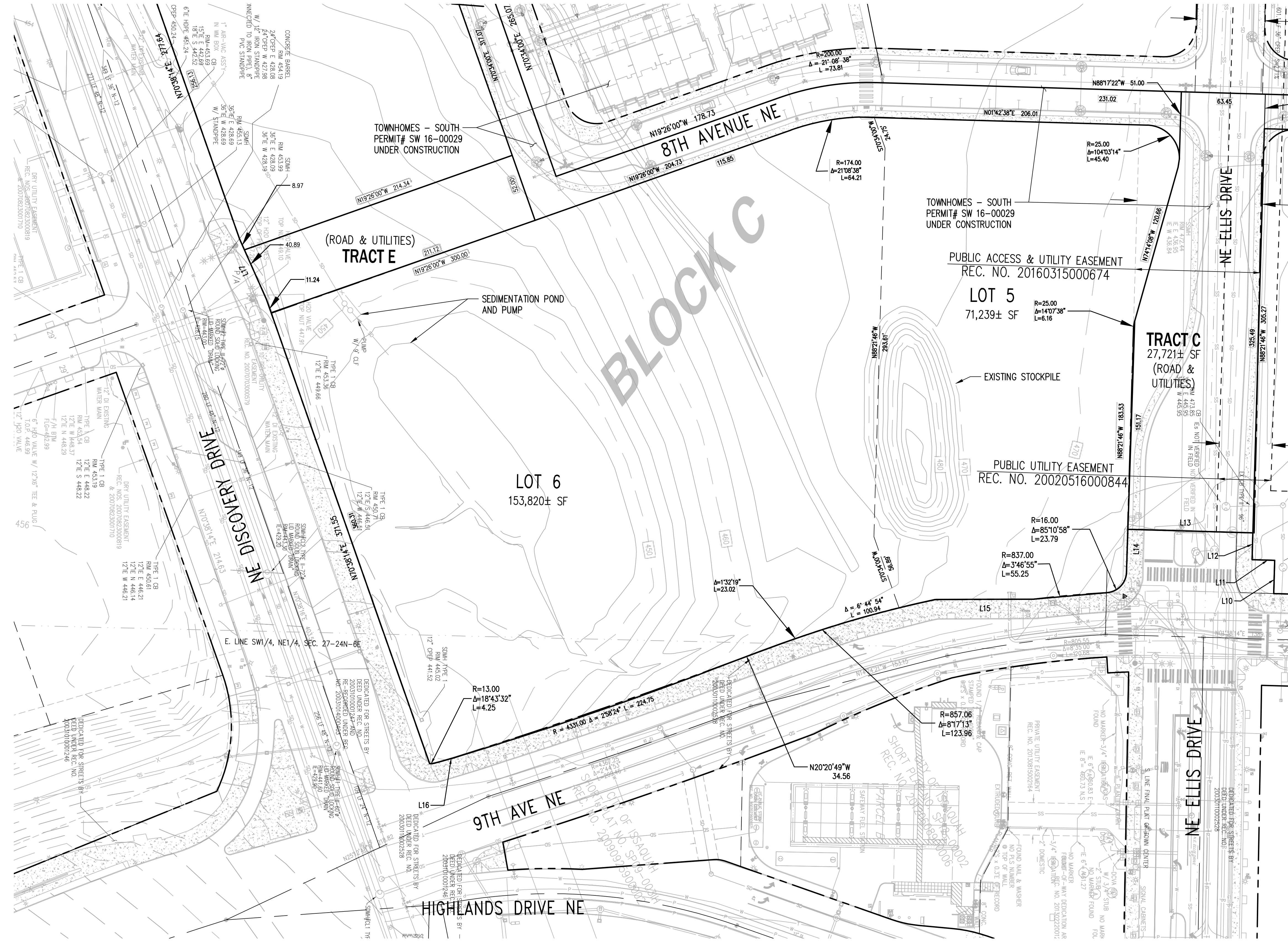
BUILDING INSPIRATION





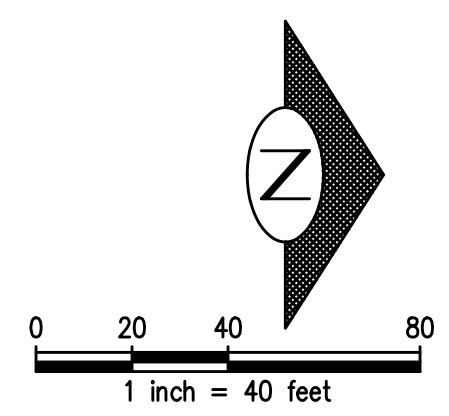
NE 1/4 OF SEC. 27, TWP. 24 N, RGE. 6E., W.M.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°59'08"W	29.80
L2	N01°00'52"E	11.85
L3	N88°59'08"W	16.38
L4	N00°58'43"E	49.00
L5	N88°59'08"W	17.21
L6	N01°00'52"E	10.48
L8	N01°00'49"E	61.00
L10	N88°21'46"W	25.13
L11	N01°38'14"E	17.08
L13	N01°38'14"E	94.47
L15	N00°14'43"W	74.78
L16	N15°36'11"W	13.61
L17	N66°02'07"E	49.86
L18	N86°26'34"E	11.05
L19	N88°21'46"W	49.00
L20	N85°17'49"E	9.06



- NOTES:
- BLOCK C BOUNDARY PER THE PRELIMINARY PLAT CURRENTLY PENDING UNDER ISSAQUAH FILE NO. PP 17-00002; HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS.
  - THERE ARE NO TREES OR CRITICAL AREAS ON-SITE.
  - SURVEY INFORMATION ASSEMBLED FROM PRELIMINARY PLAT AS PROVIDED BY CORE DESIGN.

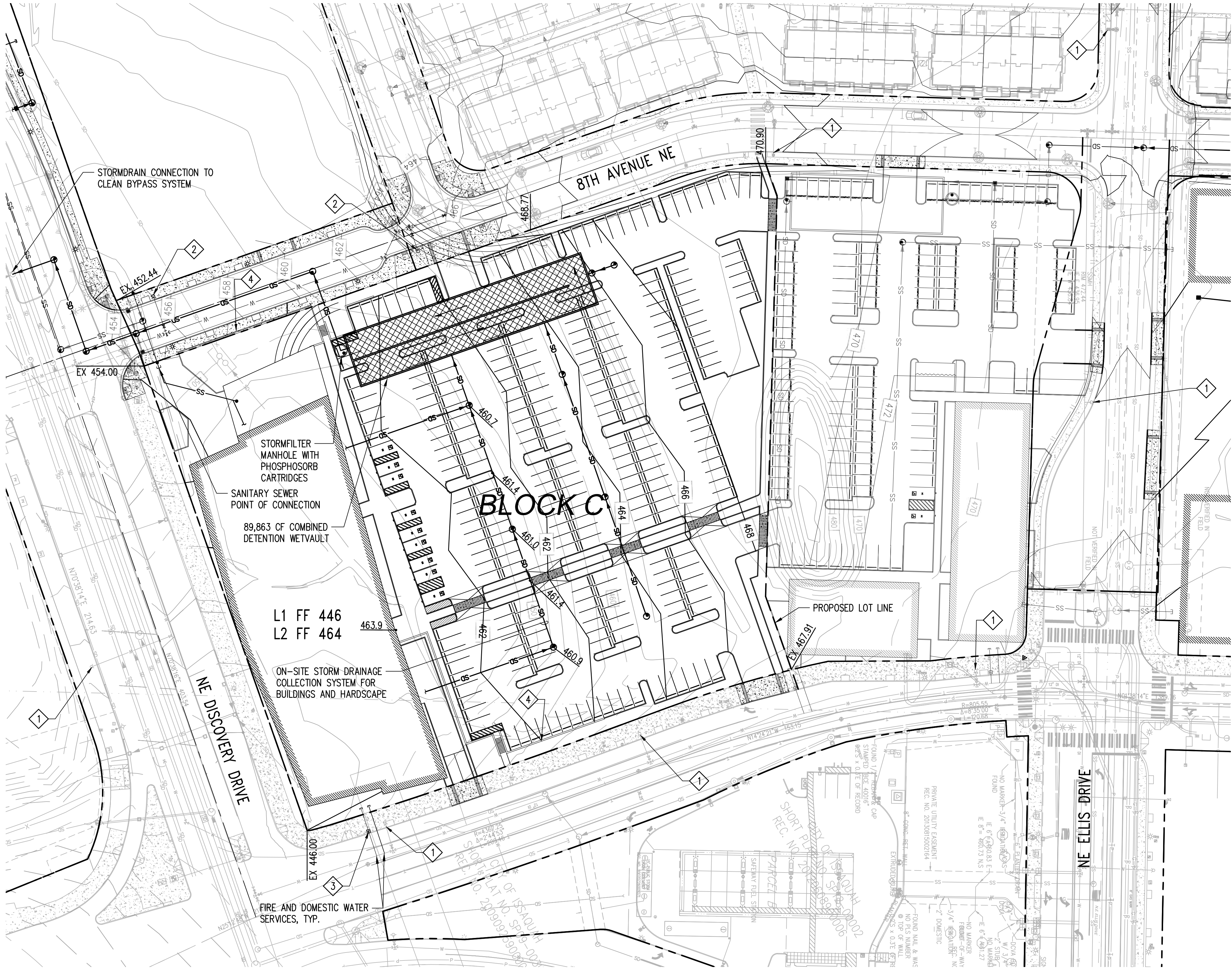
LEGEND	
	EXISTING CONCRETE
	EXISTING ROCK WALL
	EXISTING MH
	EXISTING FIRE HYDRANT
	EXISTING UTILITY FLOW DIRECTION
	LOT LINE
	CENTERLINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN



Nov 08, 2017 - 10:24am TeresaD Z:\1600001-1600999\1600403 (High Street)\2400 (Design)\02 Pre-Application\01 EC-Block A-B-C-D-E.dwg

					DRAWN BY SJZ/TAD CHECKED BY ERL DATE 11/08/2017 JOB No.: 1600403	DESIGNED BY ERL APPROVED BY MAV SCALE: AS NOTED	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555 kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS ISSAQUAH, WA. PRE-APPLICATION EXISTING CONDITIONS BLOCK C	SHEET EC-103
--	--	--	--	--	--	--	--	--	--	-----------------





STORM DRAINAGE NOTE

- 1. ON-SITE DETENTION AND WATER QUALITY IS PROPOSED AS THE SITE IS TRIBUTARY TO THE CLEAN BYPASS SYSTEM. PROJECT MAY CONSIDER PAYING FEE IN LIEU OF DETENTION FOR UNDETAINED IMPERVIOUS AREAS IN FUTURE DESIGN. THIS FEE WILL BE CALCULATED AS \$0.628 PER IMPERVIOUS SQUARE FOOT.
- 2. DETENTION WILL BE SIZED SUCH THAT THE CUMULATIVE DISCHARGE FROM THE HIGH STREET COLLECTION PROPERTIES (21.47 ACRES) TO THE CLEAN BYPASS SYSTEM IS 1.43 CFS OR LESS DURING THE 100 YEAR STORM EVENT.

FLAG NOTES

- 1 EXISTING FIRE HYDRANT
- 2 PROPOSED FIRE HYDRANT
- 3 WATER METER
- 4 POTENTIAL WALL

NOTES:

- 1. THERE ARE NO TREES OR CRITICAL AREAS ON-SITE.
- 2. SANITARY SEWER SERVICE MAY REQUIRE PUMPING.

LEGEND

- PROPOSED BUILDING
- PROPOSED DETENTION VAULT
- PROPOSED CB
- PROPOSED MH
- EXISTING MH
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- EXISTING WATER MAIN
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
- PAD MOUNTED TRANSFORMER

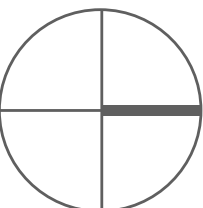


0 20 40 80  
1 inch = 40 feet

						DRAWN BY SJZ/TAD	DESIGNED BY ERL	<div>CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555</div>	<div>kpff</div> <div>1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com</div>	<div></div>	HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS ISSAQUAH, WA.		SHEET
					CHECKED BY ERL	APPROVED BY MAV	PRE-APPLICATION CONCEPTUAL GRADING AND UTILITIES BLOCK C				PC-203		
					DATE 11/08/2017								
NO.	DATE	BY	CHD.	APPR.	REVISION		J O B No. :1600403	SCALE: AS NOTED					

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Nov 08, 2017 - 10:24am  
TeresaD





# LANDSCAPE SITE DIAGRAM





# LANDSCAPE CHARACTER IMAGES



Landscape buffer and pedestrian seating



Differing textures + heights provide variety

Linear Plaza / Pedestrian Circulation



Pedestrian seating opportunities

Pedestrian Plaza



Islands break up parking

Interior Parking



Planting buffer separates parking from sidewalk

9th Avenue



Pedestrian scale trellis

8th Avenue

# AMENITIES



Trash / Recycling



Bench



Pedestrian Plaza Light



Integrated Seating



Vehicular Lighting



Rike Rack